

027.0

0003

0015.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

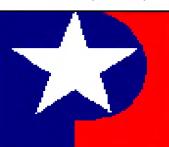
Total Card / Total Parcel

USE VALUE:

1,278,300 / 1,278,300

ASSESSED:

1,278,300 / 1,278,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
87-89		OXFORD ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	LOOS PAULO C - UNIT 1	
Owner 2:	TAQI NIMRA ETAL- UNIT 2	
Owner 3:		

Street 1:	87-89 OXFORD ST
Street 2:	CONDO CONVERSION

Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474		Type:		

PREVIOUS OWNER					
Owner 1: JOEVELYN COMPANY LLC -					
Owner 2: -					

Street 1:	22 BAXTER TERRACE
Twn/City:	MEDFORD

St/Prov:	MA	Cntry:	
Postal:	02155		

NARRATIVE DESCRIPTION

This parcel contains 6,762 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 4073 Square Feet, with 2 Units, 3 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6762		Sq. Ft.	Site		0	80.	0.92	1									498,289						498,300	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6762.000	775,300	4,700	498,300	1,278,300		18714
							GIS Ref
							GIS Ref
							Insp Date
							09/08/20

Total Card	0.155	775,300	4,700	498,300	1,278,300	Entered Lot Size
Total Parcel	0.155	775,300	4,700	498,300	1,278,300	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	313.89	/Parcel: 313.8	Land Unit Type:

Parcel ID	027.0-0003-0015.0
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!2273!

PRINT

Date

Time

12/10/20

17:43:32

LAST REV

Date

Time

09/11/20

09:32:41

apro

2273

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOEVELYN COMPAN	73216-238	1	9/3/2019	Change>Sale	1,060,000	No	No		
SOUSA CARL	35346-362		4/26/2002	Family		1	No	No	
SOUSA EVELYN	26834-339		11/6/1996			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/4/2019	1960	Heat App	9,500	C				
10/8/2019	1598	Inter Fi	143,000	O				
10/8/2019	1599	Dormers	149,000	O				
7/24/2014	891	Re-Roof	6,720					

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2020	Meas/Inspect	DGM	D Mann
9/30/2017	MEAS&NOTICE	KB	Kevin B
7/28/2014	External Ins	PC	PHIL C
1/27/2009	Meas/Inspect	294	PATRIOT
4/7/2000	Inspected	263	PATRIOT
4/5/2000	Measured	263	PATRIOT
8/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

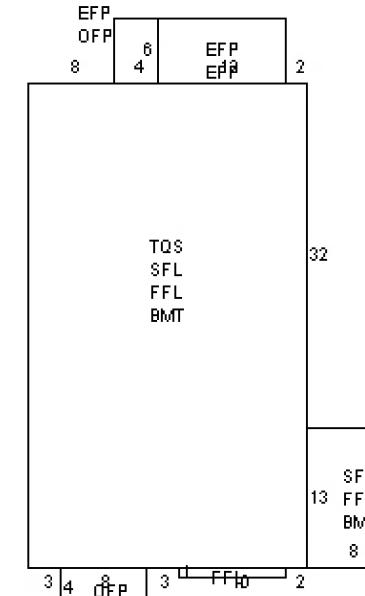
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	PINK
View / Desir:	

BATH FEATURES

Full Bath:	3	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

EST BMT RRM DOOR LOCKED NO KEY
STAIRS TO UAT.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 2
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 12	BRs: 4
	Baths: 3	HB: 1

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
	2	12	4

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1925
Eff Yr Blt:	2019
Alt LUC:	
Alt %:	

Jurisdct: G21**Fact:** .**Const Mod:****Lump Sum Adj:****INTERIOR INFORMATION****DEPRECIATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	8 - Plyw Panel 20%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	5 - Lino/Vinyl 20%

Bsmt Flr: 12 - Concrete**Subfloor:****Bsmt Gar:****Electric:** 3 - Typical**Insulation:** 2 - Typical**Int vs Ext:** S**Heat Fuel:** 2 - Gas**Heat Type:** 15 - H.V.A.C**# Heat Sys:** 2**% Heated:** 100**% AC:** 100**Solar HW:** NO**Central Vac:** NO**% Com Wall:****% Sprinkled:****CALC SUMMARY****COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
Basic \$ / SQ:	170.00			
Size Adj.:	0.95563233			
Const Adj.:	0.97614825			
Adj \$ / SQ:	158.583			
Other Features:	137927			
Grade Factor:	1.00			
NBHD Inf:	1.00000000			
NBHD Mod:				
LUC Factor:	1.00			
Adj Total:	783181			
Depreciation:	7832			
Depreciated Total:	775349			
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00		Before Depr:	158.58
Special Features:	0		Val/Su Net:	157.13
Final Total:	775300		Val/Su SzAd:	225.67

MOBILE HOME**Make:****Model:****Serial #:****Year:****Color:****SPEC FEATURES/YARD ITEMS****PARCEL ID****027.0-0003-0015.0****Code****Description****A Y/S****Qty****Size/Dim****Qual****Con****Year****Unit Price****D/S****Dep****LUC****Fact****NB Fa****Appr Value****JCod****JFact****Juris. Value**